

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
OCTOBER 18, 2023  
6:00 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, October 18, 2023, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

**OPENING CEREMONY**

At the invitation of the Mayor, Megan Spurling offered an invocation. Alma Lund led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Tyler Alder,  
Mayor Pro Tem  
Margie Anderson  
Alma Lund  
Richard Wheeler  
Lloyd Stevens

**MEMBERS EXCUSED**

**STAFF PRESENT**

Sean Lewis, City Manager  
Daniel Van Beuge, City  
Attorney  
Candice Maudsley,  
City Recorder  
Bryan Kimball,  
Community Development

Megan Spurling, Planner  
Jon Knudsen, Finance Dir.  
Jeff Jensen, Public Works  
Colby Zeeman, Police  
Jeff Hermansen, Fire Chief  
Michael Patton, Rec Dir.

**PUBLIC COMMENT**

No public comment was presented.

**PRESENTATIONS AND RELATED ACTION**

**PROCLAMATION 23-01: A RECOGNITION OF STACEE MCIFF AS SNOW COLLEGE'S 18<sup>TH</sup> PRESIDENT**

The Mayor read the proclamation and presented it to Stacey McIff.

**PROCLAMATION 23-02: A RECOGNITION OF JOSE'S CAFÉ'S STAFF**

The Council and Mayor presented the staff of Jose's Café with a recognition of their heroism and compassion to a community member,

**POWER PRESENTATION WITH QUARTERLY FINANCIALS**

Jon Knudsen presented slides (available in the office of the City Recorder and on the Public Notice Website) concerning the power revenue and purchases.

#### **INLAND PORT AUTHORITY PRESENTATION**

Daniel Stewart presented slides concerning the Inland Port Authority (available in the office of the City Recorder and on the Public Notice Website). The primary goals are to create efficient global cargo flow throughout the Intermountain West region, invest in regional economic growth, and strengthen Utah's shipping industry. Long-term economic growth will strengthen all of Utah's cities. The project area process was explained. A resolution will be presented tonight to start this process. The tax rate paid to the city will remain the same and the Port Authority would capture the rest to be reinvested into the city. This is an economic development tool.

#### **Ephraim City Resolution 23-19 Inland Port Authority**

*Councilmember Wheeler moved to approve ECR 23-19, a resolution supporting the creation of an Inland Port Authority. The motion was seconded by Councilmember Anderson. The vote was approved by councilmembers Stevens, Anderson, Wheeler, and Alder, opposed by councilmember Lund. The motion carried.*

#### **APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of October 17, 2023.

*Councilmember Alder moved to approve the October 17, 2023 Warrant Register as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

#### **APPROVAL OF MINUTES**

The Council reviewed the minutes of the October 4, 2023 Work Meeting and Regular City Council Meetings.

*Councilmember Anderson moved to approve the October 4, 2023 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **PRELIMINARY PLAT APPROVAL FOR THE PROPOSED ALTITUDE MINOR SUBDIVISION.**

The Applicant is proposing to divide Assessor's Parcels S-5344x1, S-5344x2 and S-5344x3 into three (3) separate development lots each measuring between 1.08 acres and 2.73 acres in size. Lots 1 and 2 would front Highway 89, while Lot 3, where a hotel is proposed, would be on approximately 900 North and 100 East. UDOT is aware that the traffic will be an issue on Main Street as growth happens.

#### **Conditions of Approval**

1. Make minor technical changes to the plat prior to final approval.

2. The current proposal suggests hydrants for residential use will need to be re-evaluated for commercial use. A hydrant must be placed within 250 feet of the building. Additionally, one must be placed within 150 feet of the Fire Department Connection (FDC) for the hotel.
3. The dead-end will require either a turnaround access or hammerhead access and will need to be widened based on the type of turnaround installed.
4. Additional valves and fittings are to be installed as directed by the Public Works Director.

The Planning Commission recommends that the city council approve the subdivision preliminary plat based on the fact and conclusions of law stated in the staff report.

*Councilmember Alder moved to approve the proposed preliminary plat for Altitude Minor LLC Subdivision based upon the findings, conclusions of law, and conditions stated in the staff report. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **APPOINTMENTS AND COUNCIL REPORTS**

##### **Tyler Alder**

**Recreation Board** – There is a concern about green space. A bond is being considered. The board is saddened that Michael Patton is leaving.

##### **Margie Anderson**

**Youth City Council** – There is a timing conflict for the Youth City Council with a dance and the Halloween event.

##### **Lloyd Stevens**

**Scandinavian Festival** – The first meeting is tomorrow.

**Cemetery** – The board is looking at ideas and projects for the next year.

##### **Mayor Scott**

- The Mayor and Sean had breakfast this morning with community leaders.
- There is a proposal that the east mountains be closed to all motorized vehicles. Congressman Burgess Owens has assured us that he will oppose it. The mayor has sent a letter of opposition. A link will be put on the website to oppose it. This would be incredibly detrimental to the economic, recreational, and quality of life of the citizens.
- The walking path through Sanpete County has been blocked by a lawsuit by an environmental group.
- Snow College enrollment appears to be in a deficit. Previous enrollment was more robust. Programs that were not beneficial were eliminated and it showed a decrease in enrollment.

#### CITY MANAGER REPORT

- Jennifer Harward has resigned today as the Library Director.
- Guadalupe Corona is highly recommended, and we will be glad to have her as the new Community Development Clerk.
- The new DUP (Daughters of the Utah Pioneers) MOU (Memorandum of Understanding) is signed.
- The Travis Good lease is done and just needs to be signed.
- A Chamber of Commerce in Sanpete County is being considered.
- Bid opening tomorrow for the tractor at the airport.
- Scheduling- City Manager, Sean Lewis will be gone at the next council meeting. Aaron Broomhead will take over the meeting.

#### CLOSED SESSION

*Councilmember Alder moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing purchase, exchange, or lease of real property and the sale of real property. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Wheeler, Anderson, and Wheeler. The vote was unanimous. The motion carried.*

*The Closed Meeting began at 7:16 p.m.*


*At 8:05 p.m. Councilmember Wheeler moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

#### ADJOURNMENT

*There being no further business to come before the Council for consideration, Councilmember Lund moved the Regular Council Meeting adjourn at 8:06 p.m. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, November 1, 2023, starting at 6:00 p.m. in the Ephraim City Council room.

#### MINUTES APPROVED:

  
John Scott, Mayor

1- Nov 23  
Date

ATTEST:



Candice Maudsley  
Candice Maudsley, City Recorder

11-1-23  
Date